

## Land for Sale by Progressive Tender

### In the Saskatchewan Organized Hamlet of Horseshoe Bay, Turtle Lake

We are pleased to present for sale the following lands located in the Organized Hamlet of Horseshoe Bay, Turtle Lake:

**Parcel #1: Block A, Plan 101660352 Extension 21** comprising ISC 85.36 titled acres and **Block B, Plan 101660352 Extension 83** comprising ISC 11.66 titled acres. (It should be noted that Block B reflects the boundary of the original farmstead quarter section SE 31-53-18-W3, is under water, and is not considered developable). 2023 property taxes were \$699.

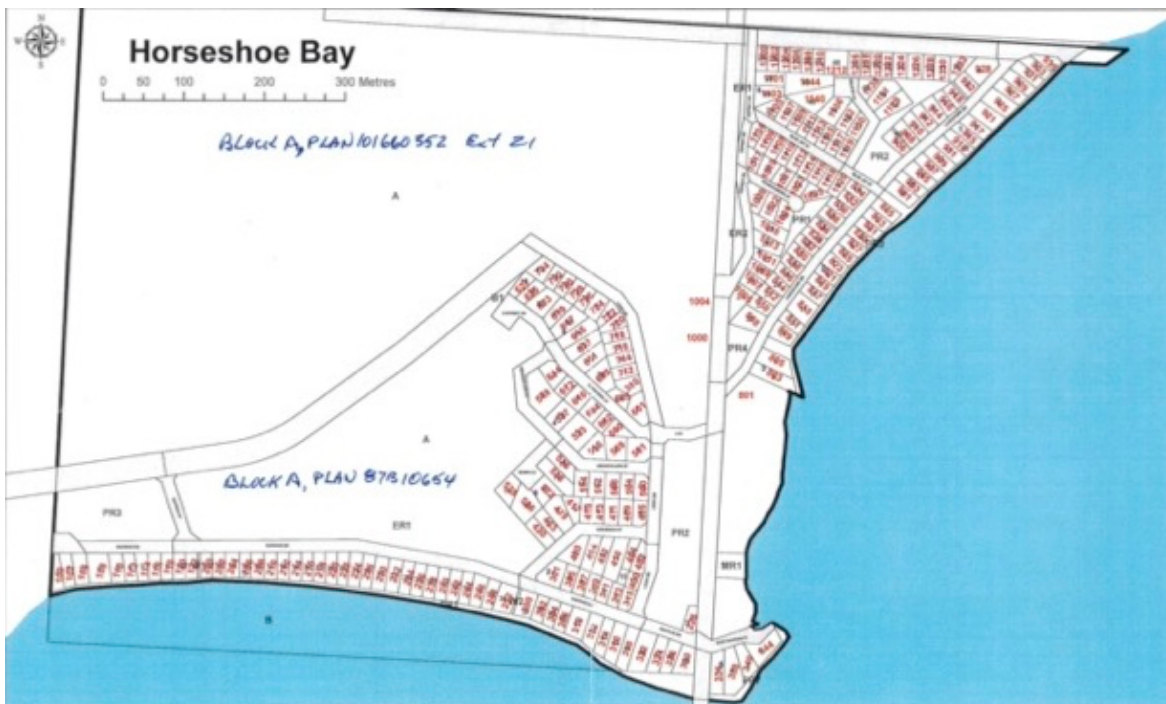
**Parcel #2 Block A, Plan 87B10654** comprising 14.3 titled acres. 2023 property taxes were \$1,145.

Currently zoned "Conservation District" these parcels represent most of the remaining undeveloped lands within the Horseshoe Bay community and could be utilized for several different purposes. Prospective buyers are advised to consult with the RM of Mervin (306) 845.2045 about their intentions as part of their diligence process. The municipal zoning bylaw is available on <https://rmofmervin.ca>

#### Tender Participation Details:

**Initial bids must be submitted by Noon MST, Tuesday September 10, 2024;** steps are detailed on the reverse of this document. Full information on the offering including maps and printable bid documents is available at [www.hbaytender.ca](http://www.hbaytender.ca)

For additional details or inquiries, contact Grant or Vern with The McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)



## Progressive Tender Steps:

### Step 1: Submit Bid Document

- Download the Bid Document from the [www.hbaytender.ca](http://www.hbaytender.ca) website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details. Buyers must be GST registrants and provide their GST number.
- **Obtain a bank draft or certified cheque of \$10,000** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Horseshoe Bay Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 – 44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday September 10, 2024**. Attention: McClelland Group.

### Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid. Bidders will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

### Step 3: Final Offer

- This "round table" process continues daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

### Step 4: Confidentiality

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bid history is the sole possession of the Seller.

### Step 5: Finalizing Purchase

- The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the sale of the subject property to the buyer of their choice.
- The successful Bidder must complete an unconditional Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- The bid deposit shall increase to 5% of the purchase price and be submitted with the Purchase Contract.
- Completion for possession is set for October 18, 2024 unless otherwise agreed.

### Step 6: Diligence Activity, Legal and Accounting Costs

- All properties are sold "as is" and Bidders are encouraged to conduct their own diligence including appraisal for value and survey / real property reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

### Step 7: Notification

- All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Bidders will be released in a timely manner by the Broker once the Purchase Contract is in place.

***The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan. Call us today and start the conversation!***

**Grant McClelland – Direct (780) 871-4221 Email: [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)**

**Vern McClelland - Direct (306) 821-0611 Email: [vernmcclelland@remax.net](mailto:vernmcclelland@remax.net)**

# Province of Saskatchewan Land Titles Registry Title

**Title #:** 153013823**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** \$0.00 CAD**Title Value:** \$0.00 CAD**Converted Title:** 99B14723AEL**Previous Title and/or Abstract #:** 147279190 / 147279213 / 147279235 / 151022977 / 151022988 / 151022999**As of:** 23 May 2024 14:12:33**Last Amendment Date:** 04 Jan 2024 11:09:49.070**Issued:** 22 Jun 2020 14:12:45.813**Municipality:** ORGANIZED HAMLET OF HORSESHOE BAY

Rosalene Anne Hnidey is the registered owner of an undivided 4/15 interest in  
Surface Parcel #203784824

Reference Land Description: Blk/Par A Plan No 101660352 Extension 21

This title is subject to any registered interests set out below and the exceptions, reservations and  
interests mentioned in section 14 of *The Land Titles Act, 2000*.

## Registered Interests:

**Interest #:****188111369**

Power Corporation Act  
Easement (s.23)

**Value:** N/A**Reg'd:** 09 Jan 2020 08:04:37**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder:**

SASKATCHEWAN POWER CORPORATION

2025 VICTORIA AVE

REGINA, SK, Canada S4P 0S1

**Client #:** 100307618**Int. Register #:** 123810959**Interest #:****188492079**

Power Corporation Act  
Easement (s.23)

**Value:** N/A**Reg'd:** 14 Aug 2020 16:43:01**Interest Register Amendment Date:** 09 Feb 2023 15:02:55**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder:**

SASKATCHEWAN POWER CORPORATION

2025 VICTORIA AVE

REGINA, SK, Canada S4P 0S1

**Client #:** 100307618**Int. Register #:** 124114306**Feature #:** 100338465**Interest #:**

**191682524****Joint Use Utility Easement****Value:** N/A**Reg'd:** 10 Aug 2021 11:25:01**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder as Tenant in Common****Interest Share:** 1/2**Interest Share Number:** 208012519**Holder:**

Saskatchewan Telecommunications  
13th Floor, 2121 Saskatchewan Drive  
Regina, Saskatchewan, Canada S4P 3Y2  
**Client #:** 100006861

**Holder as Tenant in Common****Interest Share:** 1/2**Interest Share Number:** 208012520**Holder:**

SASKATCHEWAN POWER CORPORATION  
2025 VICTORIA AVE  
REGINA, SK, Canada S4P 0S1  
**Client #:** 100307618

**Int. Register #:** 124679391**Addresses for Service:****Name****Address****Owner:**

Rosalene Anne Hnidey  
**Client #:** 111105874

P.O Box 11 Livelong, Saskatchewan, Canada S0M 1J0

**Notes:**

Under The Planning and Development Act, 2007, the title for this parcel and parcels 136056696 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)

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# Province of Saskatchewan Land Titles Registry Title

**Title #:** 147279257**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** \$15.00 CAD**Title Value:** \$4.00 CAD**Converted Title:** 99B14723AEL**Previous Title and/or Abstract #:** 147279077**As of:** 23 May 2024 14:12:56**Last Amendment Date:** 19 Nov 2015 09:28:11.876**Issued:** 19 Nov 2015 09:28:11.733**Municipality:** RM OF PARKDALE NO. 498

Rosalene Anne Hnidey is the registered owner of an undivided 4/15 interest in Surface Parcel #136056696

Reference Land Description: Blk/Par B Plan No 101660352 Extension 83  
As described on Certificate of Title 99B14723AEL, description 83.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

None

**Addresses for Service:****Name****Owner:**

Rosalene Anne Hnidey

Client #: 111105874

**Address**

P.O Box 11 Livelong, Saskatchewan, Canada S0M 1J0

**Notes:**

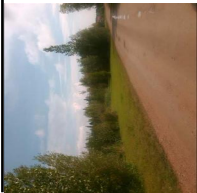
Under The Planning and Development Act, 2007, the title for this parcel and parcels 203784824 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)



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|   |  |  |  |                                |                |
|---|--|--|--|--------------------------------|----------------|
| Municipality Name: UNORGANIZED RESORT HAMLET OF               |  |  | Assessment ID Number : 499HO-808015000 |                                | PID: 202614566 |
| Civic Address: 1000 -1004 OSPREY Dr                           |  |  | Title Acres: 85.36                     | Reviewed: 20-Nov-2020          |                |
| Legal Location: Parcel A Block Plan 101660352 Sup             |  |  | School Division: 203                   | Change Reason: Maintenance     |                |
| Supplementary: Parcel A - ISC PCL #203784824 85.36 acres      |  |  | Neighbourhood: 499HO-102               | Year / Frozen ID: 2024/-32560  |                |
| Parcel B - ISC PCL #136056696 11.66 acres is parcel tied with |  |  | Overall PUSE: 0320                     | Predom Code:                   |                |
| Parcel A, however it is part of RM of Parkdale #498           |  |  | Call Back Year:                        | Method in Use: C.A.M.A. - Cost |                |
| PT SE 31-53-18-W3   |  |  |  |                                |                |
| Campground - 8 sites, 2 have cabins on them                   |  |  |  |                                |                |
| 499HO-808013000 - Site #6                                     |  |  |  |                                |                |
| 499HO-808013100 - Site #7                                     |  |  |  |                                |                |



AGRICULTURAL PASTURE LAND

| Acres |                            | Land Use |  | Productivity Determining Factors |                        | Productivity Determining Factors |                            | Ratin   |        |
|-------|----------------------------|----------|--|----------------------------------|------------------------|----------------------------------|----------------------------|---------|--------|
| 35.00 | ASP - [ASPEN PASTURE]      |          |  | Soil association 1               | WV1 - [WAITVILLE (OG)] | Range site                       | L: LOAMY                   | \$/ACRE | 397.86 |
|       |                            |          |  | Soil texture 1                   | L - [LOAM]             | Pasture Type                     | N - [Native]               |         |        |
|       |                            |          |  | Soil texture 2                   | LL - [LIGHT LOAM]      | Pasture Topography               | T2: Gentle 3-5% Slopes     |         |        |
|       |                            |          |  |                                  |                        | Grazing water source             | WS: Slough                 |         |        |
| 25.00 | NG - [NATIVE GRASS]        |          |  | Soil association 1               | WV1 - [WAITVILLE (OG)] | Pasture Tree Cover               | ASP - [ASPEN]              | \$/ACRE | 711.96 |
|       |                            |          |  | Soil texture 1                   | L - [LOAM]             | Aum/Acre                         | 0.00                       |         |        |
|       |                            |          |  | Soil texture 2                   | LL - [LIGHT LOAM]      | Aum/Quarter                      | 0.00                       |         |        |
|       |                            |          |  |                                  |                        | Range site                       | L: LOAMY                   |         |        |
| 25.00 | ASP/C - [ASPEN/CONIFEROUS] |          |  | Soil association 1               | WV1 - [WAITVILLE (OG)] | Pasture Type                     | N - [Native]               | \$/ACRE | 230.34 |
|       |                            |          |  | Soil texture 1                   | L - [LOAM]             | Pasture Topography               | T2: Gentle 3-5% Slopes     |         |        |
|       |                            |          |  | Soil texture 2                   | LL - [LIGHT LOAM]      | Grazing water source             | WS: Slough                 |         |        |
|       |                            |          |  |                                  |                        | Pasture Tree Cover               | ASP/C - [ASPEN/CONIFEROUS] |         |        |
| 25.00 | ASP/C - [ASPEN/CONIFEROUS] |          |  |                                  |                        | Aum/Acre                         | 0.00                       | \$/ACRE | 230.34 |
|       |                            |          |  |                                  |                        | Aum/Quarter                      | 0.00                       |         |        |

Property Report

Municipality Name: UNORGANIZED RESORT HAMLET OFSite ImprovementsAssessment ID Number : 499HO-808015000PID: 202614566

| UNITS | Rate Schedule          | Rate      | Adjustment Type:   | Adjustment Code   | Rate   | Liability Subdivision | Tax Class | Tax Status |
|-------|------------------------|-----------|--|---|--|-----------------------|-----------|------------|
| 6     | D C - Mobile Home Park | \$5430.00 | MH Park Engineering:<br>Grading or Road:<br>Street Type:<br>Sewer:<br>Water Supply:<br>Natural Gas:<br>Electrical: | Not Applicable<br>Not Applicable<br>Not Applicable<br>Septic Standard<br>Minimal<br>No<br>Typical | 0.00<br>0.00<br>0.00<br>3900.00<br>340.00<br>0.00<br>1190.00 | 1                     | CO        | Taxable    |

Assessed & Taxable/Exempt Values (Summary)

| Description               | Appraised Values | Adjust Reason | Liability Subdivision | Tax Class                       | Percentage of value | Taxable  | Exempt | Adjust Reason | Tax Status |
|---------------------------|------------------|---------------|-----------------------|---------------------------------|---------------------|----------|--------|---------------|------------|
| Agricultural              | \$37,500         |               | 1                     | Non-Arable (Range)              | 45%                 | \$16,875 |        |               | Taxable    |
| Non-Agricultural          | \$32,600         |               | 1                     | Comm & Industrial Other         | 85%                 | \$27,710 |        |               | Taxable    |
| Total of Assessed Values: | \$70,100         |               |                       | Total of Taxable/Exempt Values: |                     | \$44,585 |        |               |            |

# Province of Saskatchewan Land Titles Registry Title

**Title #:** 147279112**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** \$30,000.00 CAD**Title Value:** \$8,000.00 CAD**Converted Title:** 99B14723AEM**Previous Title and/or Abstract #:** 147278997**As of:** 23 May 2024 14:15:09**Last Amendment Date:** 19 Nov 2015 09:28:10.766**Issued:** 19 Nov 2015 09:28:10.680**Municipality:** ORGANIZED HAMLET OF HORSESHOE BAY

Rosalene Anne Hnidey is the registered owner of an undivided 4/15 interest in Surface Parcel #128291991

Reference Land Description: Blk/Par A Plan No 87B10654 Extension 0  
As described on Certificate of Title 99B14723AEM.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

None

**Addresses for Service:****Name****Owner:**

Rosalene Anne Hnidey

Client #: 111105874

**Address**

P.O Box 11 Livelong, Saskatchewan, Canada S0M 1J0

**Notes:**

Parcel Class Code: Parcel (Generic)

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Municipality Name: UNORGANIZED RESORT HAMLET OF

Assessment ID Number : 499HO-808010900

PID: 202599577



Civic Address:

Legal Location: Parcel A Block Plan 87B10654 Sup  
Supplementary: SE 31-53-18-W3  
ISC PCL #128291991  
Zoning - CON - Conservation District

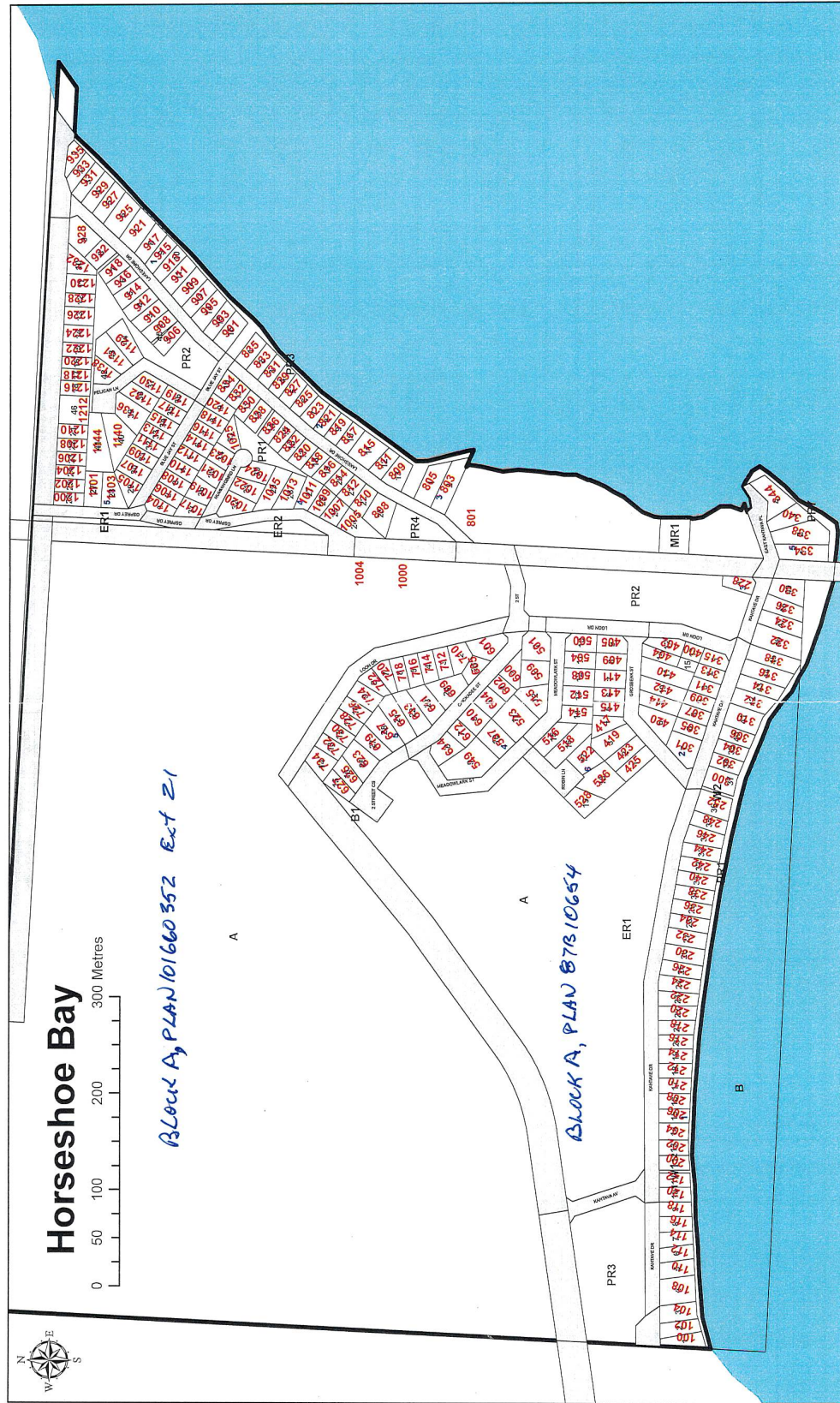
Title Acres: 14.30  
School Division: 203  
Neighbourhood: 499HO-102  
Overall PUSE: 1010  
Reviewed: 04-Oct-2016  
Change Reason: Maintenance  
Year / Frozen ID: 2024/-32560  
Predom Code:  
Method in Use: C.A.M.A. - Cost  
Call Back Year:

URBAN LAND

| Lot/Plot | Plot Use         | Plot Characteristics  | Rates and Factors   |                         | Other Information   | Liability Subdivision | Tax Class | Tax Status |
|----------|------------------|---|---|-------------------------|---|-----------------------|-----------|------------|
| A / 1    | Residential Land | Square Footage<br>Width(ft)<br>Side 1 (ft)<br>Side 2 (ft)<br>Area/Units | Prime Rate:<br>Urban - Square Foot<br>Adjustment factor:<br>Lump Sum: | \$22.71<br>0.60<br>0.00 | Std.Parcel Size:<br>Land Size Multiplier:<br>Adjustment reason: | 1                     | S         | Taxable    |
|          |                  |   |   |                         | 5,910.00<br>183<br>Topography                                   |                       |           |            |

Assessed & Taxable/Exempt Values (Summary)

| Description               | Appraised Values | Adjust Reason | Liability Subdivision | Tax Class                       | Percentage of value | Taxable   | Adjust Reason | Exempt | Adjust Reason | Tax Status |
|---------------------------|------------------|---------------|-----------------------|---------------------------------|---------------------|-----------|---------------|--------|---------------|------------|
| Non-Agricultural          | \$177,800        |               | 1                     | Seasonal Residential            | 80%                 | \$142,240 |               |        |               | Taxable    |
| Total of Assessed Values: | \$177,800        |               |                       | Total of Taxable/Exempt Values: |                     | \$142,240 |               |        |               |            |



**Bid Document**  
**Rosalene Hnidey, Shirley Kahtava, and Margaret Polinsky**

Name of Bidder: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact Name if Company: \_\_\_\_\_

Residence Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Cellular Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_@\_\_\_\_\_

My GST Registration Number is \_\_\_\_\_ - \_\_\_\_ - \_\_\_\_\_

***My opening offer for Parcel #1 Block A, Plan 101660352 Extension 21 and Block B, Plan 101660352 Extension 83 is \$ \_\_\_\_\_***

***My opening offer for Parcel #2 Block A, Plan 87B10654 is \$ \_\_\_\_\_***

***Enclosed is a bank draft or certified cheque for \$10,000.00 payable to RE/MAX of Lloydminster representing my initial deposit.***

*I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website, which I have read and understood.*

*I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.*

*If my final proposal is accepted, I agree to submit an offer to purchase within ten business days of acceptance.*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*

Bid is to be mailed or delivered by **Noon MST Tuesday September 10, 2024** to the offices of:

RE/MAX of Lloydminster  
5726 – 44<sup>th</sup> Street  
Lloydminster, AB  
T9V 0B6

Attention: McClelland Group